

HUNT FRAME

ESTATE AGENTS



216 Macquarie Quay, Eastbourne, BN23 5AW

Price Guide £315,000



A SOUTH FACING TWO BEDROOM APARTMENT located on the THIRD FLOOR with VIEWS OVER THE HARBOUR, OUT TO SEA and the SOUTH DOWNS. The apartment benefits from the LARGER DESIGN OPEN PLAN KITCHEN/RECEPTION/DINING AREA with a wide SOUTHERLY FACING BALCONY and second JULIET BALCONY, a FULLY FITTED KITCHEN and secure UNDERGROUND PARKING. Available CHAIN FREE.

Adjacent to the beach and within a short, level walk of the harbour with its multitude of bars, restaurants and shops. Eastbourne's Town Centre is only a short drive away and there are numerous leisure activities within close proximity. Highly recommended by Hunt Frame.



COMMUNAL ENTRANCE

Communal ground floor entrance with security entry system. Stairs and lift to all floors.

HALLWAY

Security entry phone. Electrical fuse box. Double cupboard housing Power Max boiler with shelf and storage space. Telephone point. Central heating thermostat. Radiator. Power points. Smoke alarm. Coved ceiling. Ceiling spot lights. Wooden effect floor.

SITTING/DINING ROOM

23'1 max x 22'2 max (7.04m max x 6.76m max) French doors to Juliette balcony with windows either side providing direct view out to sea and along the coast. TV/FM and telephone points. Power points. Two radiators. Further French doors with two side windows either overlooking the outer Harbour and out to sea. Further window with views of the outer harbour and over to the South Downs. Coved Ceiling. Ceiling Lights. Open plan to kitchen:-

KITCHEN

(the size is included in the reception dimensions) Dark wooden effect worktops with contrasting wall and base units with recessed lighting, incorporating a one and half bowl stainless steel sink with mixer tap. Integrated Zanussi 4 ring gas hob and extractor hood. Brandt electric oven. Integrated Zanussi dishwasher, washer dryer and fridge/freezer. Ceiling downlights. Ceramic tiled floor with tiled splashbacks.

BALCONY

Accessible through French doors from the sitting room. Timber decked with views over the outer harbour, South Downs and sea views.

MASTER BEDROOM

19'1 x 14'3 narrowing to 8'9 (5.82m x 4.34m narrowing to 2.67m) Window with views out to sea. Fitted wardrobe with shelf and hanging rails. Fitted vertical blind. TV/FM and telephone points. Ceiling light. Smoke alarm. Range of light wood fitted bedroom furniture comprising; two chest of draws and bedside tables, dressing table and corner chest.

EN-SUITE

Fully tiled walls. Walk in shower cubicle with glazed door. Pedestal wash hand basin with mixer tap. Low Level WC. Extractor fan. Heated towel rail. Fitted vanity cupboard with mirror. Ceramic tiled floor.

BEDROOM 2

12'7 x 10'7 (3.84m x 3.23m) Window to the rear of property with a sea view. Two single built in wardrobes. Fitted vertical blind. Smoke alarm. Ceiling light. Coved ceiling.

FAMILY BATHROOM

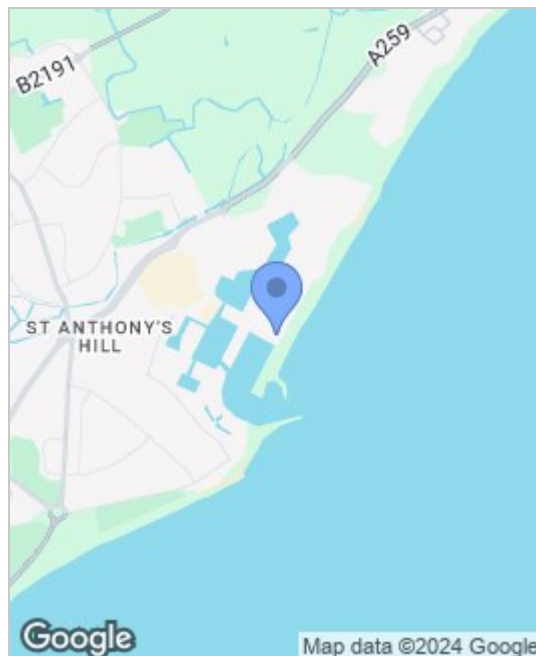
Fully tiled walls. White Suite comprising of A paneled bath with mixer taps and shower attachment. Pedestal wash hand basin, wall mounted mirror and light above. Low level WC. Towel rack/ radiator. Fitted vanity cupboard with mirror. Extractor fan. Ceramic tiled floor.

SECURE PARKING

Under cover secure allocated parking with door into the communal ground floor entrance.

OUTGOINGS

LEASE: 125 YEARS FROM 01/01/2003 103 REMAINING
 MAINTENANCE; £2432
 GROUND RENT: £100
 HARBOUR CHARGE: APPROX £340 PA



216 Macquarie Quay
 Approximate Gross Internal Area
 969 sq ft - 90 sq m



THIRD FLOOR

Not to Scale. Produced by The Plan Portal on behalf of Hunt Frame.
For Illustrative.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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